

insight

Spring 2017 Bulletin

FARMER & DYER
RESIDENTIAL SALES & LETTINGS

t: 0118 946 1800

e: info@farmeranddyer.com

w: farmeranddyer.com



Caversham Library

Standing alone in the centre of Caversham, Caversham Library has been serving the area since 1907.

The land, where the library now stands, was previously the playground of Caversham House Academy, a school for boys. Church Street separated the playground from the main school buildings of Caversham House and even a tunnel was constructed for the boys to cross safely. After the school closed, the large Georgian house gradually decayed and was sadly demolished in the 1960s to make way for the shopping precinct which is now currently under refurbishment.

The land for the library was donated by William Bullivant Williams, a local landowner, who also gave 1000 books to start its collection and the construction came from funding from The Carnegie Trust.

Caversham Library provides a range of highly valued inclusive services and is a hub at the heart of the local community. In addition to the usual library services, it is a central point



Old Father Time at Caversham Library

for all sorts of information and runs popular sessions for adults, school children and pre-school children. It is a hive of activity during the school holidays and after school. It is also a vital resource for those not able to access a computer or the internet at home.

Often walked by, yet Caversham library is a vital part of the Caversham centre.

Charity Bike Ride

On Saturday 18th March, Holly Sommerville from our Lettings office put in a tremendous effort to complete the fantastic London to Reading charity bike ride on behalf of the British Heart Foundation.

A busy and blustery sunny day was in store for one of the biggest charity cycle rides in the area and a delighted Holly said 'it was really good fun and probably one of the hardest I've done as the turnout was so high and all roads were busy'. Holly raised £371 in total.



New Homes Launch

Farmer & Dyer are delighted to announce that they have been instructed by T A Fisher for the sale of their new properties at Berrybrook in Caversham.

This will be Phase II for this popular site located at the end of Ruskin which is off the Henley road.



4 bedroom detached with bonus loft room & double garage

The site is just six 3 & 4 bedroom semi detached and detached 3 storey homes all finished with the signature style of quality that we have come to expect from T A Fisher.

The properties are available to view at the launch weekend on Saturday 29th April and Sunday 30th April and by appointment thereafter.

Why not come down and see where you could be making your next move.



3 bedroom semi detached with west facing garden with either garage or extra reception room

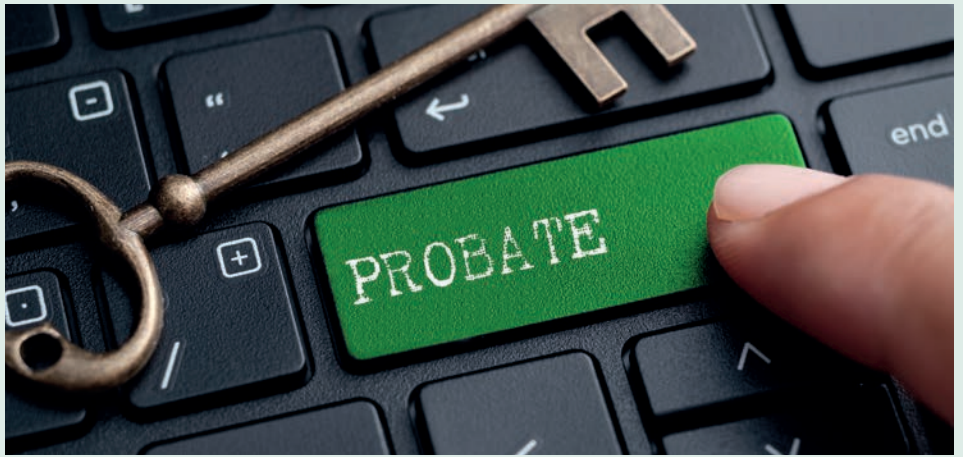
Probate Fees

The Governments proposal to introduce in May a new tiered system for probate fees in England and Wales, based on the value of the deceased's estate rather than the current flat fee of £215 has been dropped due to the lack of time needed to implement new legislation before the forthcoming general election.

Probate fees are due when the executor of an estate applies for a grant of probate. This is necessary to gather in estate assets and distribute them to beneficiaries as directed by the deceased's will.

Under new rules proposed by the government, the system of probate fees would change to one based on the value of the deceased's estate.

Each year, more than 250,000 applications are submitted for a grant of probate. Fees currently raise £46m, but the proposed fee increases would raise an extra £256m a year for the courts service.



Value of estate	Proposed probate fee	Current probate fee	Increase Below
£50,000	£0	£215	n/a (£215 less)
£50,001-£300,000	£300	£215	£85
£300,001-£500,000	£1,000	£215	£785
£500,001-£1m	£4,000	£215	£3,785
£1,000,001-£1.6m	£8,000	£215	£7,785
£1,600,001-£2m	£12,000	£215	£11,785
Above £2m	£20,000	£215	£19,785

Something for the weekend

Coming through your letterbox in April is F&D's 'Something For The Weekend' leaflet, a guide detailing all the local events, shows, festivals and fairs that will be on over the remainder of the year. Pin it up or stick it on your fridge so you don't miss an event!



Client Money Protection

ARLA announced that the Government has finally accepted their calls for mandatory CMP regarding tenants rental deposits. It is an argument that they have been making for some time alongside Baroness Hayter and Lord Palmer.

The campaign has taken over two years to come to fruition and is a clear step forward towards a more regulated industry. CMP safeguards landlords and tenants in the event that agents misappropriate their money. Farmer & Dyer became involved with CMP early on with their business and are delighted to hear that this will become compulsory for all letting agents in the country.

ARLA is a professional and regulatory body solely concerned with residential letting agents in the UK. There are approx. 3500 member offices throughout the UK ranging from small individual business to companies with a number of branches throughout the country. Membership is achieved only by agents who demonstrate that they have a thorough knowledge of their profession and that they conduct their business according to current best management practice.

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